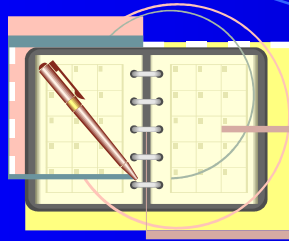


Infrastructure Development



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Objectives

- Terminology
- Authority
- Project Delivery Options
- How Partners Can Help Develop State Park Infrastructure
- Roles and Responsibilities
- Process/Expectations
- Q&A

Terminology

- Public Works is generally defined as the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement, and includes the following sub-categories:
 - Capital Outlay
 - Some Deferred Maintenance
 - Some Special Repairs/Code Updates (including ADA)

Capital Outlay

- Capital Outlay is broadly defined as:
 - The acquisition or development of state-owned real property

General Guidelines:

- Any project that significantly changes the function or capacity of a state asset
- Real property includes land and anything permanently attached, such as a building (anything moveable or not attached is personal property)

Function: How something is used

Capacity: How much something holds/conveys



Deferred Maintenance

- Maintenance activities that have not been completed to keep state-owned facilities in an acceptable and operable condition, and that are intended to maintain or extend their useful life, such as:
 - Repainting
 - Reroofing
 - Trail rehabilitation
 - Repaving and restriping
 - Fuel management
 - Habitat Restoration
- Does not include regular maintenance

Other Public Works Projects

- Projects that meet the definition of Public Works, but do not qualify as Capital Outlay or Deferred Maintenance, including:
 - Replace water or wastewater facilities (no significant expansion)
 - ADA access improvements
 - Renovations
 - Repairs

Authority

- State Parks is not authorized to make Capital Outlay expenditures without specific legislative approval (e.g. Budget Act appropriation)
- State Parks is allowed to make non-Capital Outlay improvements using authorized operating funds
- State Parks may grant its authority to other governmental partners via an operating agreement or a joint powers agreement to make improvements on State Parks' property
- State Parks may grant its authority to non-governmental partners via a concession agreement, a co-management agreement, or an operating agreement to make improvements on State Parks' property

Project Delivery Options

- Partners can participate in all of the following project delivery options:
 - State-managed
 - Funded through state and/or non-state funds
 - Partners may contribute funding and/or other resources
 - Non-state managed
 - Funded entirely through non-state funds and not directly managed by the state

Process/Timeline

(state-managed projects)

- Budget Cycle/Authority
 - Project Selection (Fall/Winter)*
 - Develop/Submit Budget Requests/5-Year Plan to DOF (Spring/Summer)*
 - Budget Decisions Finalized (Fall/Winter)*
 - Release Governor's Budget/Statewide 5-Year Plan (January 10)
 - Legislative Hearings/Spring Adjustments* (Spring)
 - Budget Enactment (June)
 - Begin Fiscal Year (July 1)
- Once authorized, projects can take from 1 to 5 years or more to complete, depending on size and complexity
- *Reminder: State officials are prohibited from discussing budget proposals under consideration until officially released by the Administration.

Process/Timeline

(state-managed projects)

- Project may start once authority is secured and other necessary agreements are in place (e.g. MOU or project development agreement)
- Preliminary Plans/CEQA
- State Public Works Board*
- Working Drawings
- Permits/State Fire Marshal/ADA
- Proceed to Bid (Department of Finance (DOF) approval*)
- Award Contract (DOF approval*)
- Construction
- Project Completion and Closeout

*Capital Outlay projects only

Process/Timeline

(Non-state managed projects)

- Secure authority via legislatively-approved contract
 - Concession Agreement
 - Operating Agreement
 - Co-Management Agreement
 - Joint Powers Agreement
- The contract defines the roles and responsibilities
- Complete design in coordination with State Parks
- Obtain Regulatory approvals/permits/code enforcement
- Programmatic design review/approval by State Parks
- Construction management with appropriate State oversight

Non-State Managed Projects

(State Parks' Role)

- State Parks works with the partner to develop project goals, priorities, and programmatic expectations
- State Parks and the partner enter into the appropriate agreement, defining the roles and responsibilities
- State Parks reviews the plans for consistency with the general plan, other agreements, park programs, and ADA compliance
- State Parks monitors construction activity to ensure consistency with approved plans
- State Parks' Service Centers provide technical support for Districts, as needed, such as:
 - A&E, environmental, real property services, construction oversight, and inspection

Facility Improvement Accounts

- Concession contracts may require a Facility Improvement Account
 - Percentage of Gross Receipts
 - Used for Facility Improvements
 - Not maintenance
 - Concession contracts may also require a Maintenance Improvement Account
 - Non-state managed improvement requirements apply

Questions?

- Future questions and inquiries should be directed to the Partnerships Office